

# **EXHIBIT**

**E – 104**

VOL. **85** MAR 21 1967

RECORDING REQUESTED BY  
**Glenn A. Devenpeck & Assoc.**  
 Topaz Lake, Gardnerville,  
 Nevada, 89410

AND WHEN RECORDED MAIL TO  
**Glenn A. Devenpeck & Assoc.**  
 Topaz Lake, Gardnerville,  
 Nevada, 89410

2012  
 RECORDED AT REQUEST OF  
 TITLE INSURANCE AND TRUST CO.  
 AT 5 MIN. PAST 1 P. M.  
 VOL 85 OFFICIAL RECORDS, PG. 212  
 MAR 13 1967  
 MONO COUNTY, CALIFORNIA  
*Quinn M. Hill*  
 COUNTY RECORDER  
 Fee 2.00

COMPALED  
 INDEXED

Mail Tax statements to: Louis H. Watkins  
 10735 Tuxford Street  
 Sun Valley, California

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Affix I.R.S. \$..... IN THIS SPACE

### Grant Deed

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY **23116**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**ROBERT A. LESHNER, and FAYE J. LESHNER, husband and wife, as joint tenants,**

hereby GRANT(S) to **LOUIS H. WATKINS and MILDRED A. WATKINS, husband and wife, as joint tenants with right of survivorship County of Los Angeles, State of California,**

the following described real property in the **Walker Community**  
 county of **Mono** state of California:

All that portion of the North half of the Northwest quarter of Section 29, Township 8 North, Range 23 East, M.D.B.&M., County of Mono, State of California, according to the official plat thereof, described as follows:

Beginning at a point that bears South 76° 12' East, a distance of 1140.6 feet from the corner common to Sections 19, 20, 29 and 30, Township 8 North, Range 23 East, M.D.B.&M., thence,  
 1st: North 23° 24' East, 208 feet; thence,  
 2nd: South 66° 36' East, 314 Feet; thence,  
 3rd: South 23° 24' West, 208 feet; thence,  
 4th: North 66° 36' West, 314 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits, thereof, and all surface water and water rights, pertaining thereto.

WATKINS ADDRESS: 10735 Tuxford Street, Sun Valley, California.

Dated: ~~March 6, 1967~~ March 6, 1967 Approved: *Louis H. Watkins*  
*Mildred A. Watkins*  
**Louis H. Watkins**  
**Mildred A. Watkins**

STATE OF ~~NEVADA~~ NEVADA } SS.  
 COUNTY OF ~~DOUGLAS~~ DOUGLAS }  
 On ~~March 6, 1967~~ before me, the under-  
 signed, a Notary Public in and for said County and State, personally  
 appeared **Robert A. Leshner and Faye J. Leshner, his wife,**

known to me  
 to be the person **S** whose name **S** subscribed to the within  
 instrument and acknowledged that **they** executed the same.

WITNESS my hand and official seal.  
 (Seal)  
 Signature *Glenn A. Devenpeck*

GLENN A. DEVENPECK  
 Notary Public in and for said County and State  
 My Comm. Expires March 17, 1969

Title Order No. \_\_\_\_\_  
 Escrow No. \_\_\_\_\_

RECORDING REQUESTED BY

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AND WHEN RECORDED MAIL TO

NAME Louis H. Watkins  
 ADDRESS 10735 Tuxford St.  
 CITY & STATE Sun Valley, California 91352

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## AFFIDAVIT-DEATH OF JOINT TENANT

Misc 119

STATE OF CALIFORNIA.

County of Los Angeles

ss.

Louis H. Watkins

That Mildred Audrey Watkins

Certificate of Death, is the same person as Mildred A. Watkins

, of legal age, being first duly sworn, deposes and says:

, the decedent mentioned in the attached certified copy of

named as one of the parties in that certain Grant Deed dated March 6, 1967

executed by Robert A. Leshner, and Faye J. Leshner, husband and wife, as joint tenants

to Louis H. Watkins and Mildred A. Watkins, husband and wife, as joint tenants\*\*

as joint tenants, recorded as Instrument No. 2012, on March 13, 1967, in

back Vol 85, page 212, of Official Records of Mono

County, California, covering the following described property situated in the

County of Mono

State of California:

All that portion of the North half of the Northwest quarter of Section 29, Township 8 North, Range 23 East, M.D.B.&M., County of Mono, State of California, according to the official plat thereof, described as follows:

Beginning at a point that bears South 76° 12' East, a distance of 1140.6 feet from the corner common to Sections 19, 20, 29 and 30, Township 8 North, Range 23 East, M.D.B.&M., thence,

1st: North 23° 24' East, 208 feet; thence,

2nd: South 66° 36' East, 314 Feet, thence,

3rd: South 23° 24' West, 208 feet; thence,

4th: North 66° 36' West, 314 feet to the point of beginning.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or in any wise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits, thereof, and all surface water and water rights, pertaining thereto.

\*\*with right of survivorship, County of Los Angeles, State of California,

That the value of all real and personal property owned by said decedent at date of death, including the full value of the property above described, did not then exceed the sum of \$ 20,000.00

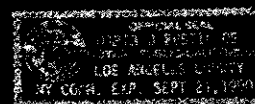
Dated December 5, 1988

Louis H. Watkins

SUBSCRIBED AND SWORN TO before me, the undersigned, a Notary Public in and for said County and State, this 5th day of December, 1988

Maria J. Bustillos

FOR NOTARY SEAL OR STAMP



Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

BTC 106

RECORDING REQUESTED BY

TAHOE SAVINGS &amp; LOAN ASSOCIATION

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RECEIVED INSTRUMENT BY

INYO-MONO TITLE COMPANY

AND WHEN RECORDED MAIL TO:

THE LOUIS H. WATKINS TRUST DATED JUNE 25, 1993  
 LOUISE H. WATKINS  
 74 ROCKAWAY AVE.  
 SAN FRANCISCO, CA 94127

Doc # 00128-RCJ-WGC  
 Page 1 of 1  
 Date: 8/6/2004 8:10P  
 Filed by: INYO-MONO TITLE COMPANY  
 Filed & Recorded in Official Records  
 of MONO COUNTY  
 RENH NOLAN  
 CLERK-RECORDER  
 Fee: \$14.00

ESCROW NO. 123228 TITLE ORDER NO. 123228

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE**

PARCEL NO. 02-361-14

WHEREAS, LOUIS H. WATKINS AND MILDRED A. WATKINS, HIS WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, WAS THE ORIGINAL TRUSTOR,

AND TITLE INSURANCE AND TRUST CO. WAS THE ORIGINAL TRUSTEE,

AND ROBERT A. LESHER AND FAYE J. LESHER, HIS WIFE, AS TENANTS IN COMMON, THE BENEFICIARY, UNDER THAT CERTAIN DEED OF TRUST DATED MARCH 10, 1967, AND RECORDED MARCH 13, 1967, IN BOOK 85, IN PAGE 213, OF OFFICIAL RECORDS OF THE COUNTY OF MONO, STATE OF CALIFORNIA, AND WHEREAS THE UNDERSIGNED, THE PRESENT BENEFICIARY UNDER SAID DEED OF TRUST, DESIRES TO SUBSTITUTE A NEW TRUSTEE UNDER SAID DEED OF TRUST IN PLACE AND STEAD OF TITLE INSURANCE AND TRUST CO.,

NOW THEREFORE, THE UNDERSIGNED HEREBY SUBSTITUTES HIMSELF, HERSELF, OR THEMSELVES AS TRUSTEE UNDER SAID DEED OF TRUST AND DOES HEREBY RECONVEY, WITHOUT WARRANTY, TO THE PERSON OR PERSONS LEGALLY ENTITLED THERETO, THE ESTATE NOW HELD BY THEM THEREUNDER.

DATED: AUGUST 3, 2004

STATE OF CALIFORNIA

COUNTY OF Tuolumne

On 8-3-04 before me, the undersigned,  
 a Notary Public in and for said County and State, personally appeared  
 ROBERT A. LESHER AND FAYE J. LESHER

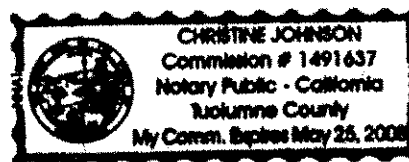
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

SIGNATURE

Christine Johnson

*Robert A. Leshner*  
 ROBERT A. LESHER  
*Faye J. Leshner*  
 FAYE J. LESHER



ARB 35 T8N R23E SEC 29 MILL CREEK RANCH SUB.